

**Moultonborough Zoning Board of Adjustment**  
**P.O. Box 548**  
**Moultonborough, NH 03254**  
**(603) 476-2347**

**NOTICE OF DECISION**

YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING DECISIONS  
WERE MADE BY THE MOULTONBOROUGH ZONING BOARD OF  
ADJUSTMENT AT THEIR REGULAR MEETING OF JUNE 4, 2014:

A VARIANCE FROM MZO ARTICLE III.B (4) FOR JUDITH & ROBERT TRAUTWEIN  
(TAX MAP 160, LOT 5)(8 GARWOOD LANE) TO ALLOW THE CONSTRUCTION OF A  
TWO FAMILY DWELLING (TWO KITCHENS) WITHIN 50 FT. OF A PERENNIAL STREAM  
WAS TABLED AND THE PUBLIC HEARING WAS CONTINUED TO JUNE 18, 2014.

BY A VOTE OF FIVE (5) IN FAVOR, ONE (1) OPPOSED, AND NO (0) ABSTENTIONS,  
THE BOARD GRANTED A VARIANCE FROM ARTICLE III.A AND A SPECIAL EXCEPTION  
FROM ARTICLE VI.E, WITH CONDITIONS FOR JUDITH & ROBERT TRAUTWEIN  
(TAX MAP 160, LOT 5)(8 GARWOOD LANE) TO ALLOW THE CONSTRUCTION OF A  
TWO FAMILY DWELLING (TWO KITCHENS) WHERE THE MINIMUM LOT AREA  
REQUIREMENT IS NOT MET (45,170 SQ. FT., WHERE 120,000 SQ. FT. IS REQUIRED),  
AND WHERE THE MINIMUM REQUIRED SHORE FRONTAGE IS NOT MET (139 FT.,  
WHERE 300 FT. IS REQUIRED), AND CONSTRUCTION OF AN ACCESS STAIRWAY  
TO THE WATERFRONT WITHIN THE 50 FT. SHOREFRONT SETBACK.

BY A VOTE OF FIVE (5) IN FAVOR, NONE (0) OPPOSED, AND NO (0) ABSTENTIONS,  
THE BOARD GRANTED THE REQUEST FOR A SPECIAL EXCEPTION, WITH CONDITIONS,  
FROM ARTICLE VI, PARAGRAPH C, TABLE OF PERMITTED USES, FOR CHRISTOPHER J.  
STURGEON (135-18.1)(22 MOULTONBORO NECK ROAD) TO ALLOW A MIXED USE OF A  
BUSINESS (PERMITTED BY PREVIOUS SPECIAL EXCEPTION) AND A RESIDENTIAL  
APARTMENT.

BY A VOTE OF FIVE (5) IN FAVOR, NONE (0) OPPOSED, AND NO (0) ABSTENTIONS, THE  
BOARD GRANTED A VARIANCE FROM MZO ARTICLE VI.F(2) AND A VARIANCE FROM MZO  
ARTICLE IX.D, WITH CONDITIONS, FOR AMANDA J. VERBANIC & WILLIAM J. TAYLOR, II,  
(169-68)(17 WHITTIER HIGHWAY) TO ALLOW THE REPLACEMENT OF THE EXISTING, NON-  
CONFORMING STRUCTURE WITH A NEW STRUCTURE THAT IS SITED APPROXIMATELY IN  
THE SAME LOCATION AS THE EXISTING, BUT MORE SPECIFICALLY, 7.5 FT. FROM THE  
REAR PROPERTY LINE WHERE 25 FT. IS REQUIRED AND 37.5 FT. FROM THE FRONT  
PROPERTY LINE WHERE 50 FT. IS REQUIRED, AND WHERE THE NEW STRUCTURE IS SITED  
20.9 FT. FROM A WETLAND WHERE 50 FT. BUFFER AND A 25 FT. VEGETATIVE BUFFER IS  
REQUIRED.

**ROBERT H. STEPHENS**  
**CHAIRMAN**